086.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	809,700 / 809,700
					USE VALUE:	809,700 / 809,700
					ASSESSED:	809,700 / 809,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGNUSSEN KARL V & GAIL T
Owner 2:	
Owner 3:	
Street 1:	106 CRESCENT HILL AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OLDHAM JEAN T -
Owner 2:	-
Street 1:	301 ROCKY HILLS ROAD
Twn/City:	PITTSBORO
St/Prov:	NC Cntry:
Postal:	27312

NARRATIVE DESCRIPTION

This parcel contains 10,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1900, having primarily Asbestos Exterior and 2007 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10000.000	301,900	3,800	504,000	809,700
Total Card	0.230	301,900	3,800	504,000	809,700
Total Parcel	0.230	301,900	3,800	504,000	809,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.44 | /Parcel: 403.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54498
GIS Ref
GIS Ref
Insp Date 08/30/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,000	3800	10,000.	504,000	809,800	809,800	Year End Roll	12/18/2019
2019	101	FV	236,000	3800	10,000.	496,800	736,600	736,600	Year End Roll	1/3/2019
2018	101	FV	236,000	3800	10,000.	381,600	621,400	621,400	Year End Roll	12/20/2017
2017	101	FV	236,000	3800	10,000.	360,000	599,800	599,800	Year End Roll	1/3/2017
2016	101	FV	236,000	3800	10,000.	331,200	571,000	571,000	Year End	1/4/2016
2015	101	FV	223,000	3800	10,000.	309,600	536,400	536,400	Year End Roll	12/11/2014
2014	101	FV	223,000	3800	10,000.	285,100	511,900	511,900	Year End Roll	12/16/2013
2013	101	FV	223,000	3800	10,000.	285,100	511,900	511,900		12/13/2012

!7022!

PRINT

Date	Time
12/10/20	21:42:19

LAST REV

Date	Time
09/11/18	12:21:13

apro

PAT ACCT. 7022

USER DEFINED

Prior Id # 1:	54498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OLDHAM JEAN T	43327-124		7/20/2004		380,000	No	No		
	11582-98		9/27/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2018	919	Redo Bat	16,000	C				
6/5/2006	429	Redo Kit	102,000			G8	GR FY08	& ADD 1/2BTH

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	Meas/Inspect	BS	Barbara S
3/5/2009	Measured	372	PATRIOT
10/13/2006	Permit Visit	BR	B Rossignol
1/24/2000	Mailer Sent		
1/24/2000	Measured	263	PATRIOT
1/6/2000	Inspected	276	PATRIOT
8/4/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10000		Sq. Ft.	Site		0	70.	0.72	6									504,000						504,000	

Total AC/HA: 0.22957 | Total SF/SM: 10000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17316890
Const Adj.:	0.94040596
Adj $ / SQ:	143.423
Other Features:	85250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	410177
Depreciation:	108287
Depreciated Total:	301890

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

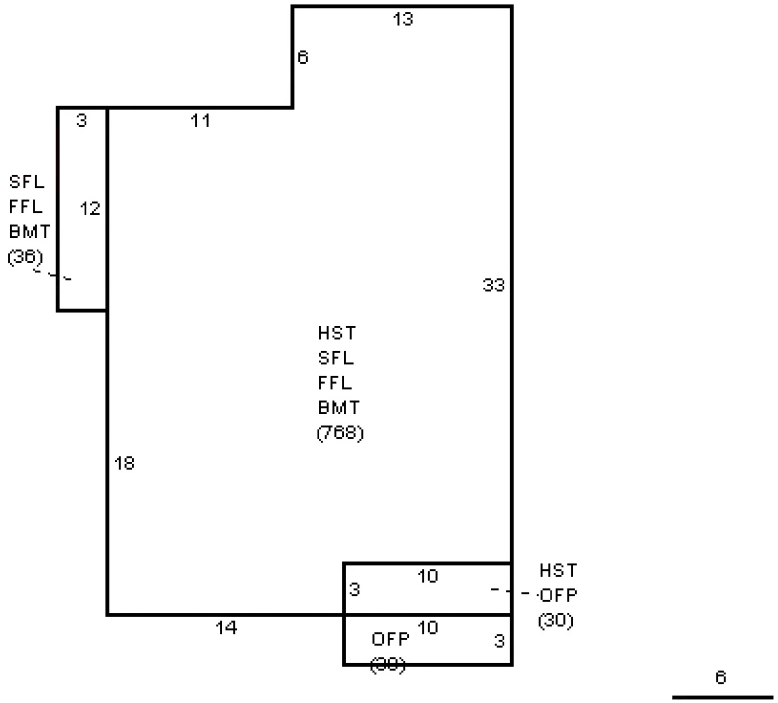
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	143.42
Special Features:	0	Val/Su Net:	105.15
Final Total:	301900	Val/Su SzAd	150.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	43.030	34,594
FFL	First Floor	804	143.420	115,312
SFL	Second Floor	804	143.420	115,312
HST	Half Story	399	143.420	57,226
OFP	Open Porch	60	41.380	2,483

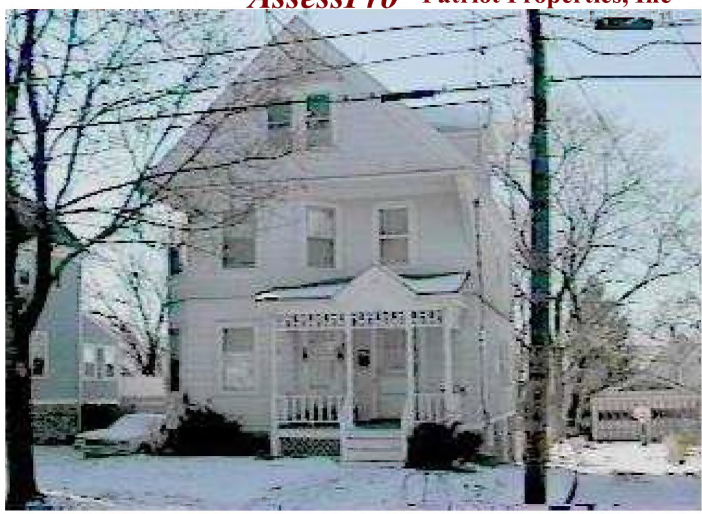
Net Sketched Area:	2,871			Total:	324,927
Size Ad	2007	Gross Are	3270	FinArea	2007

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 086.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X18	A	AV	1915	24.92	T	40	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800